

## **PART III: GENERAL REGIONAL DATA**

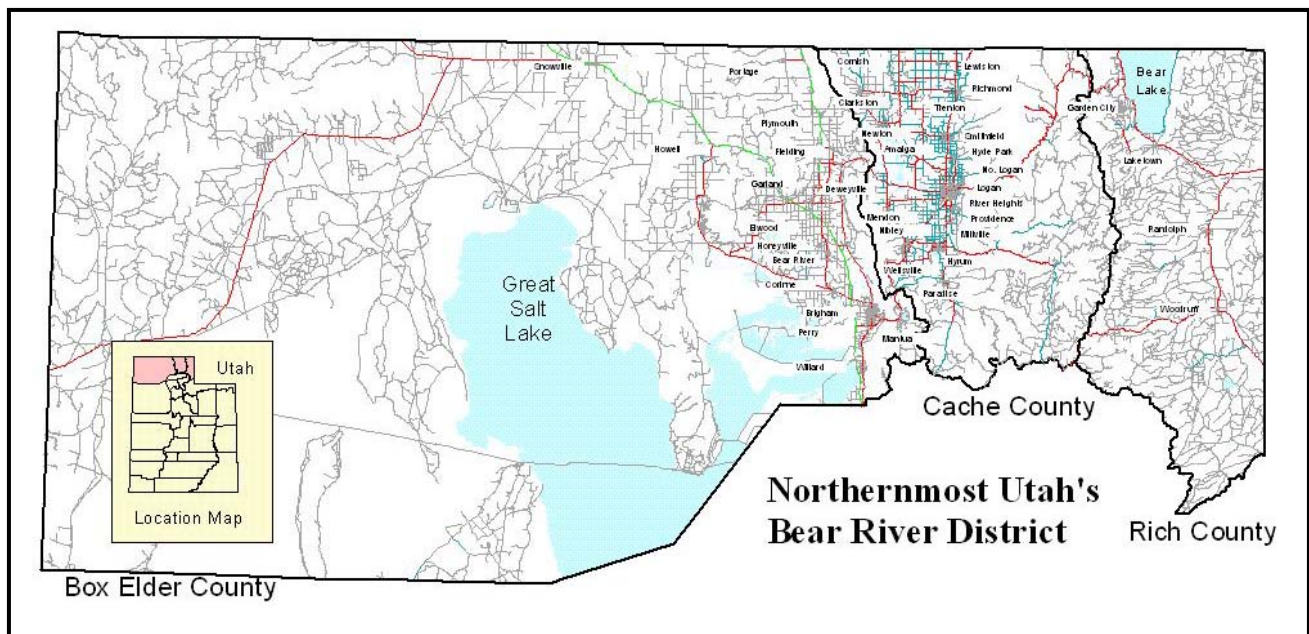
## GEOGRAPHIC AND PHYSIOGRAPHIC BACKGROUND

Bear River Association of Governments is composed of Box Elder, Cache and Rich counties located in the far northern territory of Utah. This district is spread over 7,900 square miles.

Box Elder County comprises 5594 square miles and is bordered on the east by the Wellsville Mountains and Cache County, Weber County as well as the Great Salt Lake and the salt flats on the south, Nevada on the west, and Idaho to the North. Several small ranching communities occupy this area of the basin and range province. The eastern geography is mainly rolling ranch land and small rural communities. The largest fresh water feature is the Bear River that flows from Cache County into the Great Salt Lake.

Cache County covers approximately 1174 square miles and is bordered by the Wellsville Mountains on the west and the Bear River Range on the east. The surface water features include Little Bear, Blacksmith Fork and the Logan River in the south and Bear and Cub River in the north. The “bench” is a elongated plateau that surrounds the valley from the sea- shores of ancient Lake Bonneville.

Rich County comprises 1022 square miles and is bordered on the west and south by the Bear River and Monte Cristo Ranges and on the east by the rolling desert highlands of southwestern Wyoming. To the north lie’s more uplands and the mountain ranges of southeastern Idaho. Bear Lake is the largest geographical feature in the county that extends 20 miles in length. Forty-four percent of Rich County is administered by federal and state agencies.



## DEMOGRAPHICS

The total population for the Bear River District (Box Elder, Cache and Rich Counties) grew over 29% from 1990 to 2002 for a total of 139,693 persons in the three county region (Census Bureau estimates). This growth rate represents an 8% increase from the previous decade (See Table III-1).

Cache County saw the largest increase of the three counties with an expansion of over 30% for the decade of the 1990's (21,208 persons added for a total of 91,391 persons). This represented a 7% increase over the previous decade but not as high as the period from 1970-80 which recorded a 35% growth rate. The fastest growing incorporated city in Cache County was Nibley City with an overall growth rate of over 75% for the 1990s. During the same time, North Logan City also grew at a rate significantly higher than other Cache County towns with at a rate of nearly 64%. Logan City grew at a relatively modest rate of just over 30%. In terms of the actual numbers of persons proportionally added to the overall county growth during the 1990s, Logan was by far the largest contributor by adding nearly 10,000 persons. In fact, this number is probably lower than it should be due to the likely significant number of Utah State University students that did not complete Census 2000 forms and thus were not included in the Logan City/Cache County count. Logan City's 2000 population was determined to be 42,670.

The more urbanized portions of Cache County are part of a Metropolitan Planning Organization (MPO). This area comprises the Logan Urbanized Area (LUA). In addition, in 2003 Logan City was designated the central city in a Metropolitan Statistical Area that encompasses all of Cache County and Franklin County Idaho.

Box Elder County's overall growth rate for the decade of the '90s was 17.2%. The year 2002 total population count was 44,032 (actual population added was 7,547 persons). While lower than the state average, this figure represents nearly a doubling in the county's growth rate from the decade of the 1980's. Due to its size (in terms of actual increase in the 2000 Census) Brigham City recorded the largest increase by adding 1,767 persons. However, this still only represents a rather modest 11% overall increase for Brigham City. Perry City, Brigham's neighboring community to the south added almost as many persons to their population as Brigham did during the 1990's. The difference is that Perry City started the decade with only 1,211 people and by the time the decade ended they had nearly doubled their population to 2,383. The 96% growth rate is not only the highest growth rate in the County and the Bear River District, but also one of the highest in the state. The only other communities in Box Elder County that showed any sort of significant growth rate during the 1990's were Tremonton and Willard City with 31.1% and 25.6% respectively. Most the other communities in the county saw stable or minor increases in their population with the exception of four towns that actually declined in population during the 1990's.

Rich County's overall population increase for the 1990's was 13.7% for a year 2002 total of 1,966. While modest by comparison to district or state growth rates, Rich County's 1990's population growth was significantly higher than the previous decade which saw a negative growth rate of nearly 18%. Garden City marked the highest growth rate in the county for the 1990's by adding 164 of the total 236 persons for the entire county. This represents a 85%

growth rate for Garden City. With the exception of Woodruff Town which grew by 59 persons or nearly 44%, the other two communities in Rich County kept nearly level or decrease population slightly. Population numbers generated by the census every ten years do not fully describe the demographic situation with regard to Garden City and some unincorporated portions of the county around Bear Lake. In recent years, Garden City and areas on the east shore of Bear Lake have seen significant growth and development in the form of part-time “summer home” dwelling units. The people that occupy these homes generally do not live in them for more than nine months required by the Census Bureau to be considered resident and usually complete the Census form at their home address. This presents a unique challenge for these jurisdictions that must provide infrastructure and services to a population that does not show up on any of the Census counts. (See the “Population Density Map” in the map section of each county’s annex)

**Table III-1 Population Estimates for the Bear River District**

<b>Jurisdiction Name</b>	<b>2002 Population</b>	<b>Annual Average Rate of Change 1990-2000</b>	<b>2020 Projected Population</b>
<b>BOX ELDER COUNTY</b>	44,032	1.60%	63,391
Bear River City	778	.69%	1,112
Brigham City	17,389	1.08%	25,821
Corinne City	651	-.29%	921
Deweyville Town	296	-1.34%	412
Elwood Town	675	1.66%	1,005
Fielding Town	450	.60%	664
Garland City	1,970	1.73%	2,881
Honeyville City	1,265	.88%	1,800
Howell Town	232	-.70%	328
Mantua Town	802	1.75%	1,173
Perry City	2,740	7.00%	3,534
Plymouth Town	359	2.08%	486
Portage Town	259	1.66%	381
Snowville Town	177	-3.43%	262
Tremonton City	5,996	2.79%	8,293
Willard City	1,639	2.30%	2,417
Unincorporated	8,354	1.31%	11,898
<b>CACHE COUNTY</b>	93,695	2.68%	137,966
Amalga Town	427	1.55%	587
Clarkston Town	685	.65%	826
Cornish Town	259	2.37%	259
Hyde Park City	2,938	3.04%	3,787
Hyrum City	6,303	2.72%	8,438
Lewiston City	1,862	2.05%	2,457
Logan City	42,922	2.68%	59,587
Mendon City	938	2.76%	1,782
Millville City	1,501	2.29%	1,973
Newton Town	706	.59%	1,045

<b>Table III-1 Population Estimates for the Bear River District</b>			
<b>Jurisdiction Name</b>	<b>2002 Population</b>	<b>Annual Average Rate of Change 1990-2000</b>	<b>2020 Projected Population</b>
Nibley City	2,210	5.77%	4,235
North Logan City	6,745	5.04%	9,043
Paradise Town	753	3.07%	1,093
Providence City	4,845	2.73%	13,512
Richmond City	2,043	.48%	2,592
River Heights City	1,490	1.62%	1,657
Smithfield City	7,604	2.69%	12,601
Trenton Town	450	-.33%	595
Wellsville City	2,724	2.18%	3,574
Unincorporated	6,290	1.81%	8,323
<b>RICH COUNTY</b>	1,966	1.29%	2,351
Garden City	365	6.34%	428
Laketown	182	-3.23%	225
Randolph City	471	-.10%	579
Woodruff Town	190	3.69%	233
Unincorporated	758	1.32%	886
Source: Bear River Association of Governments projections based on GOPB county totals. Governors Office of Planning and Budget.			

## **ECONOMIC PROFILE**

Box Elder County has 3,541,541 acres of land and a population density of 7.5 persons per square mile. From 1990 to 2000, the county grew at an average rate of 1.6 percent per year, slower than the state average of 2.7 percent. Manufacturing accounts for almost half of the employment in the county; the county also leads the state in many measures of agricultural productivity. Box Elder County experienced a 3.1 percent decrease in the civilian labor force from 1999 to 2000. In addition, the unemployment rate in the county in 2000 was 4.5 percent, significantly higher than the state rate of 3.2 percent.

The median family and household incomes are slightly lower than the state averages. The changes in per capita income reflect the economic downturn currently experienced by the county. In 1990, Box Elder County's per capita income was 1.5 percent higher than the state average, but by 1999 it had dropped to 93 percent of the state per capita income.

<b>PER CAPITA INCOME COMPARISON*</b>		
	<b>1990</b>	<b>1999</b>
<b>Box Elder County</b>	\$15,218	\$21,554
<b>State of Utah</b>	\$14,996	\$23,276
*Demographic & Economic Analysis, GOPD, 2002		

Another indicator of the number of families living at very low and low-income levels is the number of school age children enrolled in the free/reduced lunch program. In the 2001-2002 school year, Box Elder School District had a total of 10,763 students; 3,527 were enrolled in the

free/reduced lunch program. This statistic would indicate that 33 percent of the children enrolled in school belong to very low or low-income families.

Housing stock and property values vary widely throughout the county. Data from the 2000 Census shows that the median age of homes in the county is 33 years, indicating a somewhat aging housing stock. There are a total of 6,882 homes that were built prior to 1979. The median value of owner-occupied housing reported by the 2000 Census was \$118,900. It should be noted that there has been a significant increase in the median value of existing owner-occupied housing from 1990 to 2000. The average countywide increase in property values was 83 percent, but some areas experienced over a 100 percent increase in value. Data from the Utah Association of Realtors (2002) confirm that home prices in the county have risen dramatically. The average sales price of homes in the county increased from \$65,244 in 1995 to \$112,370 in 2002, an increase of 72 percent in a seven year period. The data also demonstrate wide variation in prices throughout the county.

Cache County covers approximately 1,165 square miles, and there are 19 incorporated communities within the county. The Logan Urbanized Area includes Smithfield, Hyde Park, North Logan, Logan, River Heights, Providence, Millville, Nibley, Hyrum and Wellsville. The area has grown tremendously over the past decade; the 2000 Census indicated a total population of 91,897, an increase of 30 percent from the previous Census. The majority of these residents live in Logan City, which has a population of 42,670. Logan City is home to Utah State University and Bridgerland Applied Technology College; as a result, the educational level of Cache County residents is quite high. The high number of students also impacts housing in Logan City; the area east of Logan's Main Street contains a large number of rental units with students typically living at low incomes (Bear River District Overall Economic Development Plan, (OEDP), 1999). Cache Metropolitan Planning Office (2002) estimates indicate that only 50% of the 16,485 single-family dwelling units in Logan City are owner-occupied; there are an additional 7,020 multi-family rental units.

Cache County has one of the state's most diverse economies and lowest unemployment rates. In 2001, the county's unemployment rate was 2.9 percent, compared to Utah's rate of 4.4 percent. However, the effect of the high student population and the low unemployment rate creates keen competition for jobs, with many "residents looking for higher paying positions while they work at lower paying jobs" (OEDP, 1999) This is demonstrated by income measures that are noticeably lower than the state averages, including family income, household income, per capita income, and persons living in poverty. Tracking the changes in these measures also indicates that the gap is increasing. For instance, Cache County's 1990 per capita income was 88 percent of the state average; by 2000 it had dropped to 82 percent.

<b>PER CAPITA INCOME COMPARISON*</b>		
	<b>1990</b>	<b>1999</b>
<b>Cache County</b>	\$13,259	\$19,177
<b>State of Utah</b>	\$14,996	\$23,276
*Demographic & Economic Analysis, GOPD, 2002		

In the 2001-2002 school year, Logan School District had a total of 5,875 students; 41 percent (2,388) were enrolled in the free/reduced lunch program. Cache County School District had a

total of 13,103 students, and 26 percent (3,439) participated in the program. This is a countywide average of 31 percent of the total school age population whose families' incomes are sufficiently low enough to qualify them for the free or reduced lunch program.

Housing stock and property values vary widely throughout the county. Census data show a wide range in the median value of homes as reported by the owners, from \$97,700 in Clarkston to \$168,300 in Avon. In 1994, BRAG conducted a Comprehensive Housing Affordability Survey (CHAS) which found that 23.7 percent of all homes in Cache County were built prior to 1939. Census data show that the median age of homes in Cache Valley is 27 years, demonstrating an aging housing stock that will continue to require rehabilitation and remodeling for energy efficiency.

In 2000, Rich County had a population of 1,961 people; it is the third smallest county in the state. The county has 658,039 acres of land; 523,744 acres in farms, of which 60 percent are full-time farms. Three-quarters of Rich County's

land is used for grazing. Total nonagricultural employment in 2000 was 559 employees. Bear Lake's recreational uses have also provided employment in real estate and tourism-related trades.

**PER CAPITA INCOME COMPARISON\***

	<b>1990</b>	<b>1999</b>
<b>Rich County</b>	\$12,369	\$16,958
<b>State of Utah</b>	\$14,996	\$23,276

\*Demographic & Economic Analysis, GOPD, 2002

The average family and household size are both slightly smaller than the state averages. The median age in 2000 was 34.3 years, compared to the state median of 27.1 years. Data from the 2000 Census showed that 14.1 percent of the population was over age 65. The Garden City/Laketown area's median age in 2000 was 40.9 years, a decline from 30 years in 1990 (BRAG Consolidated Plan, 2002).

It is interesting to note that the most significant growth in the Garden City/Laketown area has been in the unincorporated areas outside of the city boundaries, where many of the Bear Lake recreational developments are located. In the past ten years, the population in the unincorporated area around Garden City/Laketown has increased 90 percent, from 181 to 334 persons. The number of households also increased, from 56 to 127. Garden City experienced similar growth from 1990 to 2000, both the total population and the number of households increased 85 percent. However, the population and number of households decreased in Laketown, due in part to culinary water problems and the availability of land (BRAG Consolidated Plan, 2002).

Rich County has the lowest wage rate among Utah's 29 counties. In 2000, the average annual wage was \$15,564; 54 percent of the state average of \$28,812 (BRAG Consolidated Plan, 2002). Other income measures show similar results; median family, household, and per capita income are all significantly lower than state averages. In 1999, 11.3 percent of the county population lived below the poverty rate, as compared to a statewide rate of 9.2 percent. Unemployment rates in the county are also slightly higher than the state average, 3.7 percent versus 3.2 percent.

Tracking per capita income changes over the past ten years indicates that Rich County has traditionally lagged behind the state average, and the gap has continued to grow. The per capita income decreased from 82 percent of the state's average in 1990 to 73 percent in 2000.

Data from the Utah Department of Workforce Services estimate that while the Randolph/Woodruff area saw a decrease of 21 employees (11%) from 1990 to 2001, the Garden City/Laketown area added 223 employees (137%) during the same time period. However, 60 percent of the 2001 nonagricultural employment in the Garden City/Laketown area was in the service and trade industries. The service sector saw the greatest increase in employment from 1990 to 2001, adding an additional 112 employees. Employees in the service industry have an estimated average annual income of \$10,488; 36 percent of the state's average income. Trade employees have an estimated average annual wage slightly lower than the service industry at \$10,428. Examining the data demonstrates that the increase in nonagricultural employment has created households who are in the greatest need for affordable housing. The extremely low wages in Rich County, particularly in the expanding trade and service sectors, imply a strong need for affordable housing (BRAG Consolidated Plan, 2002).

Further proof of the economic difficulties Rich County residents are facing is found in the number of school-age children enrolled in the free/reduced lunch program. In the 2001-2002 school year, Rich County School District had 473 students; 341 of them were enrolled in the free/reduced lunch program. This is 72 percent of the total student body; a number that strongly demonstrates the number of very-low and low-income families in the county who are require suitable affordable housing.

## **CLIMATE**

Elevations in the region vary from 4,200 to over 10,000 feet. Annual precipitation ranges from 9 inches to over 40 inches. The high mountain valleys experience long cold winters and short cool summers.

Rich County is regarded as having severe winters. An early settler described the climate as "nine months of winter and three months of late fall". Woodruff holds the statewide records for the lowest yearly temperatures (-50 F).

## **GEOLOGY**

This area is comprised of Box Elder, Cache and Rich counties and is home to the Wellsville Mountain Range and the Bear River Range. Notable physiographic features of the region include: the Crawford Mountain, Bear Lake Plateau, Goose Creek/Raft River Mountains, Curlew Valley, Hansel Mountains-Blue Springs Hills, Great Salt Lake Desert, Lakeside Section and the Clarkston Mountain/Junction Hills (Stokes, 1988).

The Wellsville Range is east of Brigham City and is known for its long, upward-faulted ridge of Precambrian metamorphic rocks covered by Paleozoic aged sedimentary rocks.

The Paleozoic section of the rock sequence is quite consistent throughout this area with sandstone on bottom, shale, and finally limestone or dolomite. Most of the rocks are of marine or near shore deposits from the ancient Lake Bonneville. The Wasatch Fault is evident in the



western edge of the Wellsville Mountain Range with the eastern portion lifted thousands of feet than the western edge. The Eastern portion is comprised of mainly Pennsylvanian and Permian aged rocks. Cache Valley is a dropped portion between the East Cache Fault and the Bear River Range. The Cache Valley was once an arm of Lake Bonneville. Logan Canyon is made up of Paleozoic and Tertiary rocks with the same sequence as mentioned above. The Bear River Range is situated on the east of the western extent of the Middle Rocky Mountain Physiographic Province. The Overthrust Belt Geologic Province is what uplifted these mountains about 50 million years ago. The Intermountain Seismic Belt is a result of the Overthrust Belt. "The Intermountain Seismic Belt forms a boundary between the Basin and Range and the Middle Rocky Mountain Physiographic provinces" (Mabey, 1999). This zone because of the series of faults is the reason why we are able to see the older Paleozoic and Mesozoic rocks above the younger Tertiary and Quaternary aged sedimentary rocks. The ranges from the Bear River Range to the east are part of the Great Basin Physiographic province, which consists of mainly Quaternary age surface deposits such as alluvium, terrace deposits, sand dunes, and lakebed sediments.

The soil morphology in this region is characterized by deep to very deep well drained soils. Down cutting from the Bear River and its tributaries have resulted in massive erosion. Soils on old lake bottoms in the middle of Cache and Salt Lake valleys are nearly level, moderately well to poorly drained, very deep, and derived from lacustrine and alluvial deposits (Department of Landscape Architecture and Environmental Planning USU, 2001).

## NATIONAL FLOOD INSURANCE PROGRAM PARTICIPATION

**Table III-2: National Flood Insurance Program (NFIP)**

	<b>Community Name</b> * Unincorporated areas only	<b>CID</b>	<b>Date of Entry</b> (Emergency Program (E) or Regular Program (R))	<b>Current Effective Map</b> (No Special Flood Hazard Area (NSFHA), all zone (C))
<b>Box Elder County</b>	Box Elder County *	490005#	09/01/87 (R)	09/01/87 (L)
	Brigham City, City of	490006#	08/17/81 (R)	08/17/81
	Corinne, City of	490197#	07/15/80 (R)	07/15/80 (M)
	Honeyville, City of	490008#	07/29/80 (R)	07/29/80 (M)
	Mantua, Town of	490009#	07/08/80 (R)	07/08/80 (M)
	Perry City, City of	490010#	05/20/80 (R)	05/20/80 (M)
	Willard, City of	490011A	07/01/87 (R)	07/01/87 (L)
<b>Cache County</b>	Cache County*	490012#	02/01/87 (R)	02/01/87 (L)
	Clarkston, Town of	490014#	08/19/80 (R)	08/19/80 (M)
	Hyde Park, Town of	490016#	07/29/80 (R)	07/29/80 (M)
	Hyrum, City of	490017#	04/08/80 (R)	04/08/80 (M)
	Lewiston, City of	490018#	07/29/80 (R)	07/29/80 (M)
	Logan, City of	490019#	09/28/84 (R)	09/28/84
	Mendon, City of	490020 #	07/22/80 (R)	07/22/80 (M)
	Millville, Town of	490021	03/13/85	10/22/76
	Newton, Town of	490022#	07/22/80 (R)	07/2280 (M)
	North Logan, City of	490024#	03/18/86 (R)	03/18/86 (M)
	Providence, City of	490226	02/02/84 (R)	(NSFHA)
	Richmond, City of	490027#	08/12/80 (R)	08/12/80 (M)
	Smithfield, City of	490029#	03/18/86 (R)	03/18/86 (M)
	Wellsville, City of	490031#	07/29/80 (R)	07/29/80 (M)
<b>Rich County</b>	Laketown, Town of	490099	07/15/85 (R)	(NSFHA)
	Woodruff, Town of	490101#	07/22/80 (R)	07/22/80 (M)
Source: National Flood Insurance Program (FEMA)				

## BUILDING CODE EFFECTIVENESS GRADING REPORTS (BCEGS)

The Building Code Effectiveness Grading Report was implemented in 1995 to evaluate current building codes in a particular community and determine how well the community enforces its building codes. This program assigns each municipality a grade of 1 to 10 with one showing excellent commitment to building code enforcement. The concept of the Building Code Effectiveness Grading Reports is that communities with effective, well-enforced building codes should sustain less damage in the event of a natural disaster, and insurance rates can be adjusted accordingly.

<b>Table III-3 BCEGS Scores for the Bear River District</b>			
<b>Jurisdiction Name</b>	<b>Score</b>		<b>Date</b>
	<b>Personal Lines</b>	<b>Commercial Lines</b>	
Box Elder County	4	4	2001
Brigham City	3	3	2001
Tremonton	5	5	2000
Willard	5	5	1998
Cache County	3	3	2001
Hyde Park	3	3	2001
Logan	3	3	1999
No. Logan	3	3	1999
Smithfield	4	4	2000
Garden City	unknown	7	1998
Jurisdictions not listed are unclassified. BCEGS classifies a jurisdictions commitment to building code enforcement with a rating of 1 being “exemplary”.			